

# 2020

## *Manistee County*



# Equalization Report

**Heather Vasquez - Equalization Director**

**Lisa Senters - Deputy Equalization Director**

**Samantha Sobaski - Appraiser**

**Kristyn Malkowski - Property Description Specialist/GIS Tech**

**Lucas Balmer - Description Analyst**



## EQUALIZATION DEPARTMENT

Manistee County Courthouse

415 Third Street • Manistee, Michigan 49660-1606 • 231-723-5957

TO: Manistee County Board of Commissioners

FROM: Heather Vasquez, Equalization Director

DATE: April 15, 2020

RE: 2020 Manistee County Equalization Report

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The 2020 Equalization Report has been completed. Pursuant to Michigan Compiled Laws Section 211.34 the County Board of Commissioners shall meet in April each year to determine County Equalized Value.

Our office has examined the assessment rolls of the townships and the city in Manistee County and determined whether the real and personal property has been equally and uniformly assessed at true cash value. All townships and the city are assessed at 50% of true cash value as prescribed by law.

Manistee County has 349,969.61 acres that is divided by 24,558 real property descriptions for 2020.

The County Equalized Value for 2020 is \$1,521,967,386 which represents an increase of 3.67%. The amount of gain from last year is \$53,842,886. Equalized Value is based on Market Value.

Since Proposal A went into effect in 1994 property taxes are paid on Taxable Value. This year's Taxable Value is calculated with a formula using the State Tax Commission published inflation rate of 1.9% and including any new construction. A property's State Equalized Value can also become the Taxable Value. After a transfer or sale takes place the value becomes uncapped and the following year the current State Equalized Value becomes the Taxable Value for that year. The succeeding years the Taxable Value will increase only by that year's published rate of inflation plus any new construction or until the property is once again transferred.

The 2020 County Taxable Value is \$1,185,824,185 which represents an increase of 2.25%. The amount of gain from last year is \$26,130,835.

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# **Manistee County**

## **Board of Commissioners**

### District 1

Pauline Jaquish

### District 2

Richard Schmidt

### District 3

Gene Langerquist

### District 4

Mark Bergstrom

### District 5

Jeff Dontz

### District 6

Karen Goodman

### District 7

Margaret Batzer

## **Department of Equalization**

Heather Vasquez, Equalization Director

Lisa Senters, Deputy Equalization Director

Samantha Sobaski, Appraiser

Kristyn Malkowski, Property Description Specialist/GIS Technician

Lucas Balmer, Description Analyst

## **Manistee County Supervisors, Village Presidents and Assessors**

<u>Local Unit</u>	<u>Supervisor</u>	<u>Assessor</u>
Arcadia	Janice McCraner	Barbie Eaton
Bear Lake	Jeff Harthun	Ginny Martz
Brown	Paul Adamski	Jared Litwiller
Cleon	Jeff Stanton	Lee Wilson
Dickson	Sharon Buning	David Meister
Filer	Terry Walker	Molly Whetstone
Manistee	Dennis Bjorkquist	Connie Anderson
Maple Grove	H. Wayne Beldo	Sharon Zakrajsek
Marilla	Dave Barrett	Jared Litwiller
Norman	Richard Mobley	David Meister
Onkama	Dave Meister	Ginny Martz
Pleasanton	Carol Merrill	Carol Merrill
Springdale	Brian Moore	Jared Litwiller
Stronach	Phil Vadeboncoeur	Stan Armstrong
City of Manistee	Thad Taylor	Molly Whetstone

<u>Local Unit</u>	<u>President</u>	<u>Assessor</u>
Village of Bear Lake	Marla Mae Evens	Ginny Martz
Village of Copemish	Ron Bytwerk	Lee Wilson
Village of Eastlake	Jeff Sandberg	Connie Anderson
Village of Kaleva	Kimberly Somsel	Sharon Zakrajsek
Village of Onkama	Ray Franz	Ginny Martz

# Personal and Real Property - TOTALS

L-4024

## Manistee County

Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Arcadia	11,980.24	106,061,700	106,061,700	5,336,200	5,336,200	111,397,900	111,397,900
Bear lake	22,131.60	97,437,950	97,437,950	6,905,000	6,905,000	104,342,950	104,342,950
Brown	22,748.66	37,017,208	37,017,208	1,692,678	1,692,678	38,709,886	38,709,886
Cleon	23,221.14	39,756,900	39,756,900	4,359,100	4,359,100	44,116,000	44,116,000
Dickson	45,429.88	48,280,050	48,280,050	5,814,800	5,814,800	54,094,850	54,094,850
Filer	9,797.89	144,244,800	144,244,800	33,784,600	33,784,600	178,029,400	178,029,400
Manistee	28,582.39	168,931,000	168,931,000	12,933,400	12,933,400	181,864,400	181,864,400
Maple Grove	23,266.28	51,392,300	51,392,300	3,842,400	3,842,400	55,234,700	55,234,700
Marilla	23,116.43	23,297,700	23,297,700	2,393,300	2,393,300	25,691,000	25,691,000
Norman	45,908.60	72,892,800	72,892,800	7,810,600	7,810,600	80,703,400	80,703,400
Onkama	11,120.45	228,115,800	228,115,800	3,514,000	3,514,000	231,629,800	231,629,800
Pleasanton	21,864.51	68,597,300	68,597,300	2,648,200	2,648,200	71,245,500	71,245,500
Springdale	23,141.21	49,782,200	49,782,200	2,033,700	2,033,700	51,815,900	51,815,900
Stronach	35,509.08	49,806,800	49,806,800	5,728,400	5,728,400	55,535,200	55,535,200
Manistee	2,151.25	227,092,700	227,092,700	10,463,800	10,463,800	237,556,500	237,556,500
<b>Totals for County</b>	349,969.61	1,412,707,208	1,412,707,208	109,260,178	109,260,178	1,521,967,386	1,521,967,386

### OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Equalization Director

\_\_\_\_\_  
Clerk of the Board of Commissioners

\_\_\_\_\_  
Chairperson of Board of Commissioners

## Equalized Valuations - REAL

L-4024

### Manistee County

Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Arcadia	2,461,000	5,817,900	0	97,782,800	0	0	106,061,700
Bear lake	6,835,100	6,533,200	452,200	83,617,450	0	0	97,437,950
Brown	3,493,100	544,800	338,200	32,641,108	0	0	37,017,208
Cleon	3,895,400	1,383,300	884,900	33,593,300	0	0	39,756,900
Dickson	1,996,900	1,000,700	4,852,200	40,430,250	0	0	48,280,050
Filer	0	15,623,300	6,251,500	122,370,000	0	0	144,244,800
Manistee	4,447,200	19,679,700	1,334,000	143,470,100	0	0	168,931,000
Maple Grove	1,572,000	2,731,900	478,500	46,609,900	0	0	51,392,300
Marilla	5,055,700	0	235,300	18,006,700	0	0	23,297,700
Norman	906,400	3,628,700	162,100	68,195,600	0	0	72,892,800
Onkama	3,941,600	5,359,400	139,800	218,675,000	0	0	228,115,800
Pleasanton	6,664,900	2,115,200	0	59,817,200	0	0	68,597,300
Springdale	429,800	696,500	0	48,655,900	0	0	49,782,200
Stronach	0	621,700	7,619,400	41,565,700	0	0	49,806,800
Manistee	0	40,762,400	4,788,600	181,541,700	0	0	227,092,700
<b>Total for County</b>	41,699,100	106,498,700	27,536,700	1,236,972,708	0	0	1,412,707,208

#### OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Equalization Director

\_\_\_\_\_  
Clerk of the Board of Commissioners

\_\_\_\_\_  
Chairperson of Board of Commissioners

## Assessed Valuations - REAL

L-4024

### Manistee County

Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Arcadia	2,461,000	5,817,900	0	97,782,800	0	0	106,061,700
Bear lake	6,835,100	6,533,200	452,200	83,617,450	0	0	97,437,950
Brown	3,493,100	544,800	338,200	32,641,108	0	0	37,017,208
Cleon	3,895,400	1,383,300	884,900	33,593,300	0	0	39,756,900
Dickson	1,996,900	1,000,700	4,852,200	40,430,250	0	0	48,280,050
Filer	0	15,623,300	6,251,500	122,370,000	0	0	144,244,800
Manistee	4,447,200	19,679,700	1,334,000	143,470,100	0	0	168,931,000
Maple Grove	1,572,000	2,731,900	478,500	46,609,900	0	0	51,392,300
Marilla	5,055,700	0	235,300	18,006,700	0	0	23,297,700
Norman	906,400	3,628,700	162,100	68,195,600	0	0	72,892,800
Onkama	3,941,600	5,359,400	139,800	218,675,000	0	0	228,115,800
Pleasanton	6,664,900	2,115,200	0	59,817,200	0	0	68,597,300
Springdale	429,800	696,500	0	48,655,900	0	0	49,782,200
Stronach	0	621,700	7,619,400	41,565,700	0	0	49,806,800
Manistee	0	40,762,400	4,788,600	181,541,700	0	0	227,092,700
<b>Total for County</b>	41,699,100	106,498,700	27,536,700	1,236,972,708	0	0	1,412,707,208

#### OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Equalization Director

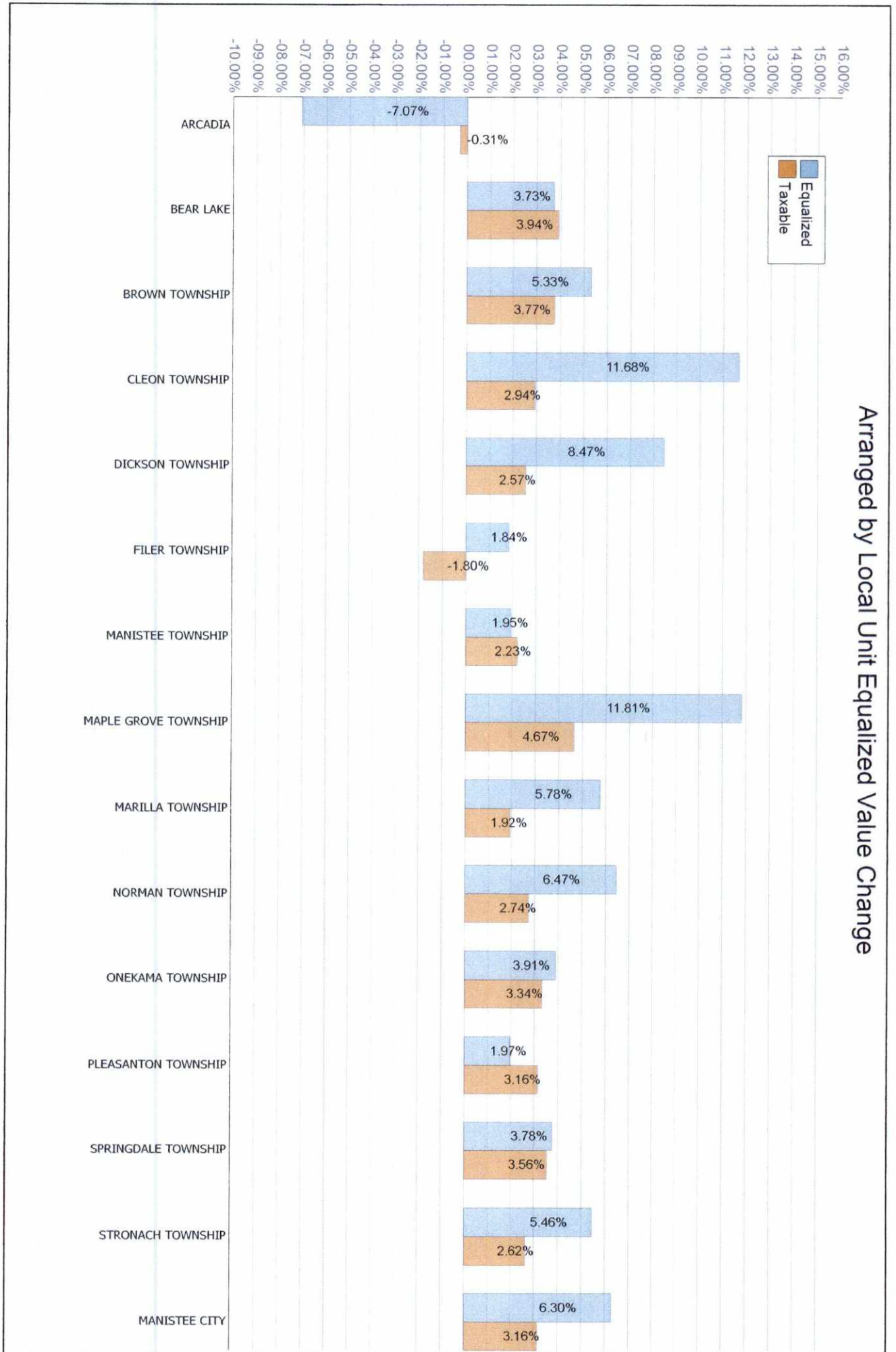
\_\_\_\_\_  
Clerk of the Board of Commissioners

\_\_\_\_\_  
Chairperson of Board of Commissioners

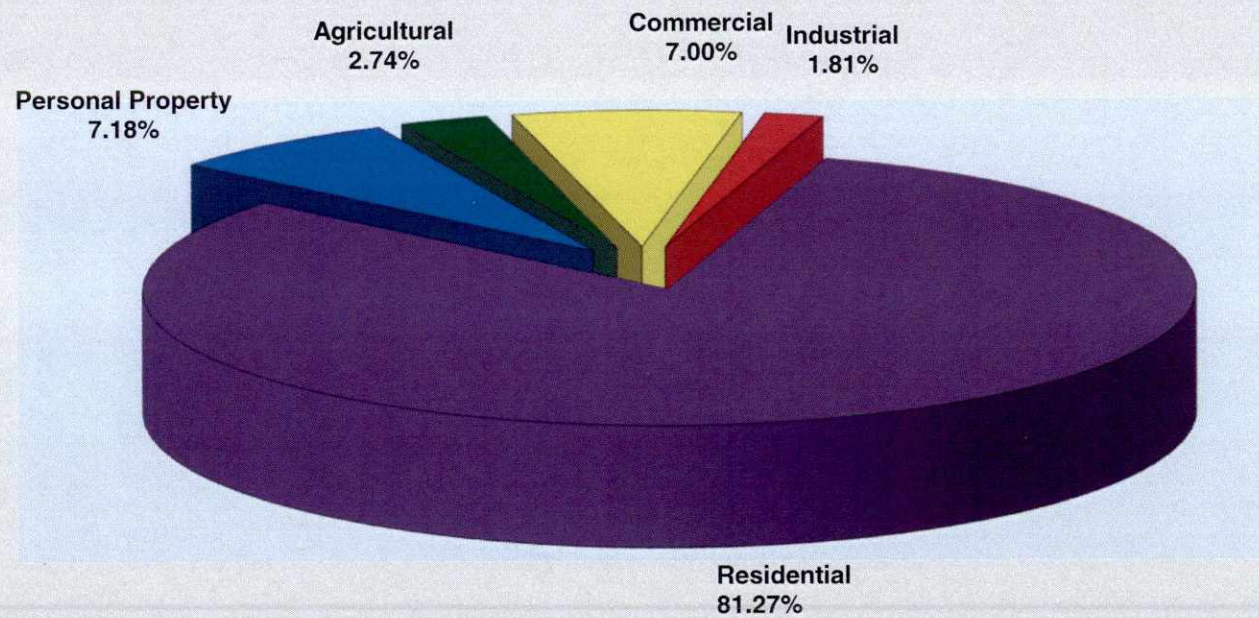
**MANISTEE COUNTY**  
**Percent Change - 2019 to 2020**  
Includes New, Loss and Adjustment  
**By Local Unit**

Unit	2019 Equalized Value	2020 Equalized Value	C.E.V. % Change	2019 Taxable Value	2020 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
ARCADIA	119,867,000	111,397,900	-7.07%	77,223,403	76,987,760	-0.31%
BEAR LAKE	92,906,200	96,396,400	3.76%	74,425,644	77,406,509	4.01%
BROWN TOWNSHIP	36,752,300	38,709,886	5.33%	27,326,283	28,356,436	3.77%
CLEON TOWNSHIP	35,113,100	38,685,100	10.17%	28,530,229	29,374,102	2.96%
DICKSON TOWNSHIP	49,868,600	54,094,850	8.47%	41,016,632	42,068,819	2.57%
FILER TOWNSHIP	174,814,900	178,029,400	1.84%	147,427,894	144,775,939	-1.80%
MANISTEE TOWNSHIP	166,543,700	170,034,100	2.10%	127,572,708	130,439,307	2.25%
MAPLE GROVE TOWNSHIP	39,161,200	44,011,900	12.39%	28,013,785	29,026,611	3.62%
MARILLA TOWNSHIP	24,287,100	25,691,000	5.78%	18,039,036	18,385,458	1.92%
NORMAN TOWNSHIP	75,799,400	80,703,400	6.47%	63,382,425	65,117,112	2.74%
ONEKAMA TOWNSHIP	197,534,000	205,368,600	3.97%	147,746,088	152,944,986	3.52%
PLEASANTON TOWNSHIP	69,870,600	71,245,500	1.97%	53,505,180	55,198,224	3.16%
SPRINGDALE TOWNSHIP	49,929,000	51,815,900	3.78%	39,720,678	41,134,797	3.56%
STRONACH TOWNSHIP	52,658,100	55,535,200	5.46%	42,614,449	43,732,102	2.62%
<b>CITIES</b>						
MANISTEE CITY	223,482,500	237,556,500	6.30%	195,633,084	201,806,088	3.16%
<b>VILLAGES</b>						
VILLAGE OF BEAR LAKE	7,680,900	7,946,550	3.46%	6,607,843	6,819,533	3.20%
VILLAGE OF COPEMISH	4,389,400	5,430,900	23.73%	3,945,394	4,057,550	2.84%
VILLAGE OF EASTLAKE	11,847,800	11,830,300	-0.15%	9,521,993	9,712,939	2.01%
VILLAGE OF KALEVA	10,238,500	11,222,800	9.61%	6,772,208	7,384,666	9.04%
VILLAGE OF ONEKAMA	25,380,200	26,261,200	3.47%	20,668,394	21,095,247	2.07%

Arranged by Local Unit Equalized Value Change



# 2020 Total Equalized Value \$1,521,967,386

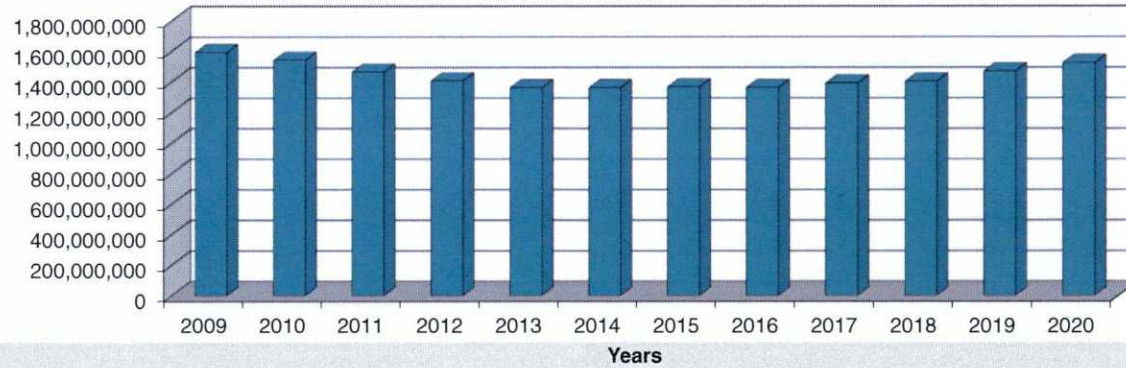


**MANISTEE COUNTY  
EQUALIZED VALUE HISTORY**

TOWNSHIPS	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ARCADIA	121,002,600	123,317,300	114,966,800	115,809,400	109,833,500	114,632,700	114,225,700	114,698,500	121,872,600	117,407,000	119,867,000	111,397,900
BEAR LAKE	111,780,040	106,195,100	97,828,640	95,585,500	93,915,750	91,548,000	91,722,550	91,278,660	92,726,225	95,483,700	100,587,100	104,342,950
BROWN	42,231,600	38,625,400	36,644,200	32,829,580	30,923,500	31,692,600	32,975,700	32,553,400	34,136,000	34,908,100	36,752,300	38,709,886
CLEON	42,068,423	38,913,000	36,109,600	36,298,600	34,800,100	35,281,000	35,930,000	36,565,600	37,343,700	38,052,500	39,502,500	44,116,000
DICKSON	54,596,640	49,801,550	45,440,800	45,085,800	43,961,100	44,092,400	43,301,900	43,988,060	45,176,320	46,054,900	49,868,600	54,094,850
FILER	206,403,388	204,550,800	202,876,200	197,512,500	195,030,700	197,504,300	194,060,900	179,985,500	177,758,000	173,013,400	174,814,900	178,029,400
MANISTEE	188,316,000	183,933,100	179,341,500	167,640,400	156,720,500	155,321,000	156,751,000	165,910,900	166,533,300	167,641,700	178,391,500	181,864,400
MAPLE GROVE	54,585,900	55,764,100	52,531,300	47,598,902	46,344,800	42,001,000	41,654,600	41,535,000	43,015,400	44,189,600	49,399,700	55,234,700
MARILLA	27,289,800	26,701,100	25,492,200	23,256,500	21,154,100	21,852,600	21,385,042	21,036,500	22,289,350	23,115,800	24,287,100	25,691,000
NORMAN	75,020,800	68,447,600	66,555,800	65,236,400	62,888,600	64,773,400	64,238,000	62,893,150	64,624,800	68,249,900	75,799,400	80,703,400
ONEKAMA	222,175,750	213,738,500	204,569,750	201,116,050	196,547,600	197,421,900	201,366,500	204,639,000	208,150,000	210,856,200	222,914,200	231,629,800
PLEASANTON	81,996,800	75,678,800	69,594,400	61,735,300	60,321,500	59,951,600	60,460,400	63,386,200	69,780,400	70,196,200	69,870,600	71,245,500
SPRINGDALE	57,010,000	52,918,800	47,161,300	42,651,300	44,123,500	43,838,600	43,010,500	44,791,350	47,486,800	48,644,000	49,929,000	51,815,900
STRONACH	57,606,200	55,999,300	53,810,919	55,296,700	54,156,600	54,282,700	55,241,800	49,754,800	51,839,300	50,148,800	52,658,100	55,535,200
CITY	248,539,700	245,381,700	228,785,500	217,101,200	208,595,400	205,231,000	208,229,000	207,343,400	207,146,200	213,443,000	223,482,500	237,556,500
<b>TOTAL</b>	<b>1,590,623,641</b>	<b>1,539,966,150</b>	<b>1,461,708,909</b>	<b>1,404,754,132</b>	<b>1,359,317,250</b>	<b>1,359,424,800</b>	<b>1,364,553,592</b>	<b>1,360,360,020</b>	<b>1,389,878,395</b>	<b>1,401,404,800</b>	<b>1,468,124,500</b>	<b>1,521,967,386</b>

**Manistee County Equalized Value History**

County SEV



MANISTEE COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2020 COUNTY EQUALIZATION REPORT AS  
SUBMITTED WITH THE  
ACCOMPANYING STATEMENTS

WHEREAS The Equalization Department has examined the assessment rolls of the 14 townships and one city within Manistee County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed at true cash value; and

WHEREAS, based on its studies, the Equalization Department has presented to the Ways & Means Committee the 2020 Equalization data that equalizes the townships' and cities' valuations, by adding to or deducting from the valuations of the said taxable property in the 14 townships and one city, an amount which represents the true cash value; and

WHEREAS, the attached report is the result of the foregoing process.

THEREFORE BE IT RESOLVED, by the Board of Commissioners of the County of Manistee, that the accompanying statements be, and the same hereby are, approved and adopted by the Board of Commissioners of the County of Manistee as the equalized value of all taxable property, both real and personal, for each of the 14 townships and one city in said County for real property values equalized at \$1,412,707,208 and personal property values equalized at \$109,260,178 for a total equalized value of real and personal property at \$1,521,967,386 pursuant to Section 211.34 M.C.L., 1948, as amended and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4024 forms.

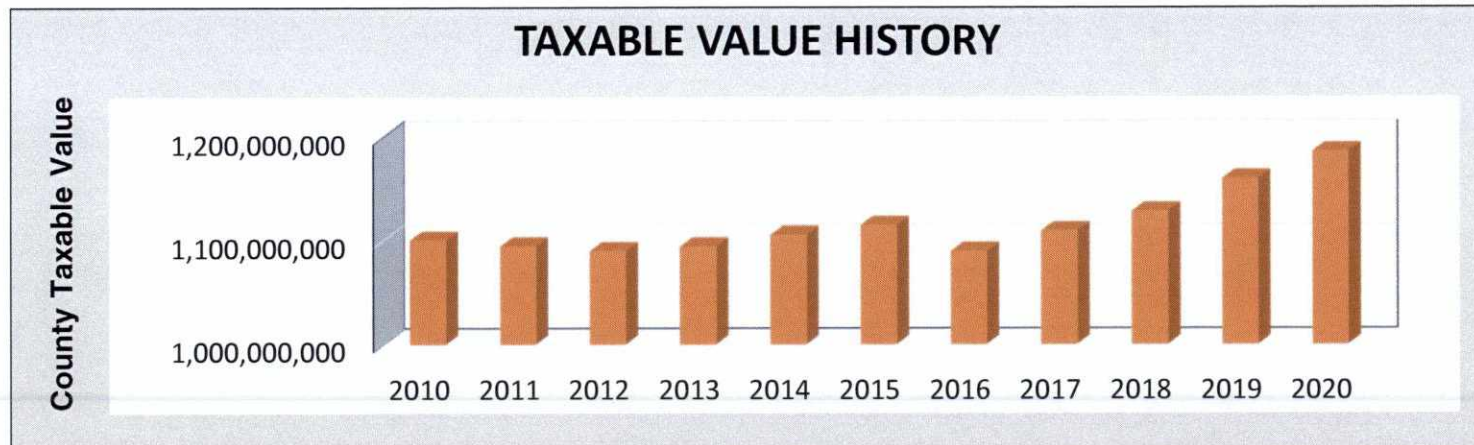
BE IT FURTHER RESOLVED, that the County Board of Commissioners accept the L-4037 forms as prepared and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4037 forms.

**MANISTEE COUNTY EQUALIZATION**  
2020 VALUE REPORT

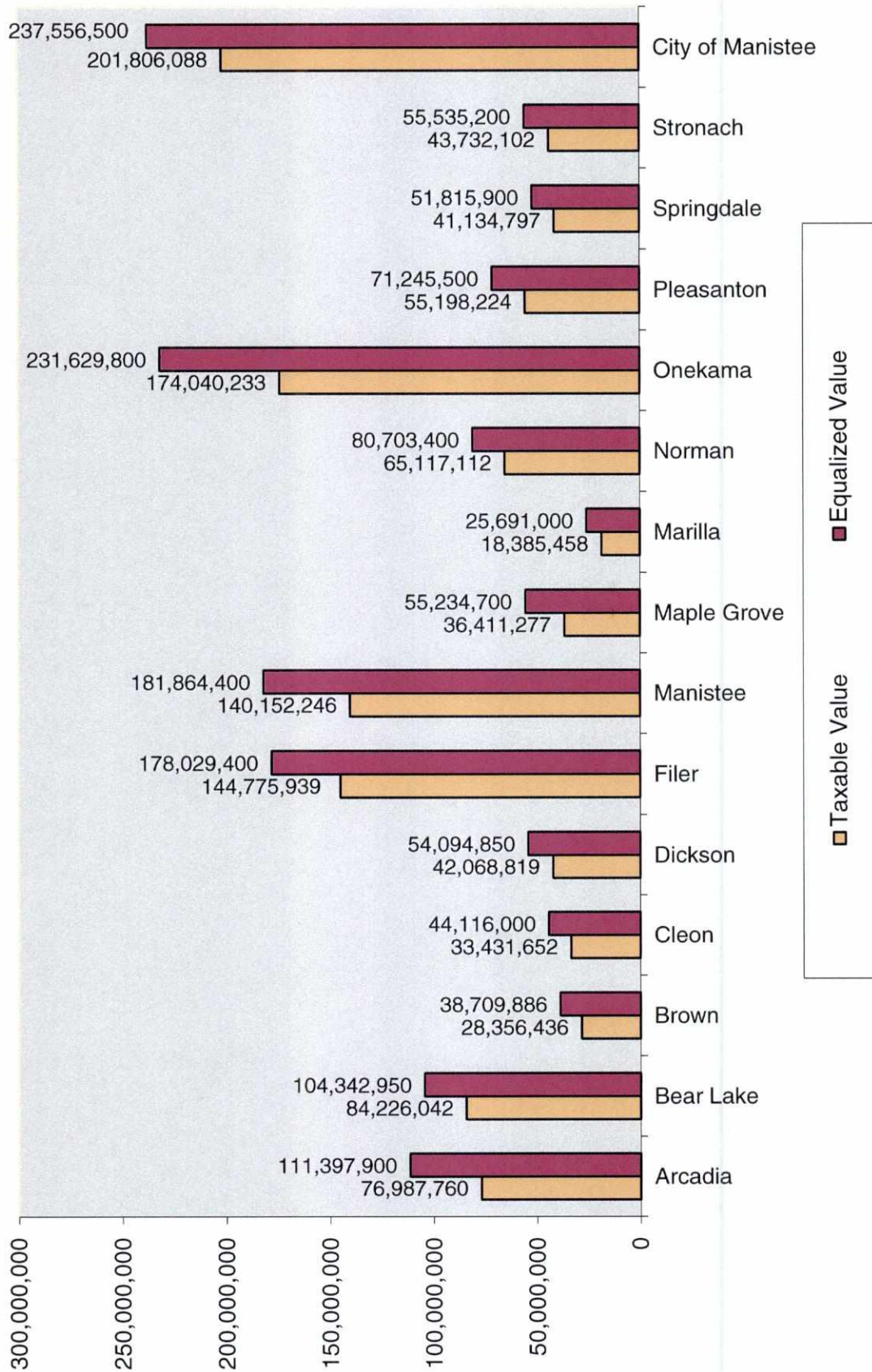
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	111,397,900	111,397,900	76,987,760
BEAR LAKE	104,342,950	104,342,950	84,226,042
BROWN	38,709,886	38,709,886	28,356,436
CLEON	44,116,000	44,116,000	33,431,652
DICKSON	54,094,850	54,094,850	42,068,819
FILER	178,029,400	178,029,400	144,775,939
MANISTEE	181,864,400	181,864,400	140,152,246
MAPLE GROVE	55,234,700	55,234,700	36,411,277
MARILLA	25,691,000	25,691,000	18,385,458
NORMAN	80,703,400	80,703,400	65,117,112
ONEKAMA	231,629,800	231,629,800	174,040,233
PLEASANTON	71,245,500	71,245,500	55,198,224
SPRINGDALE	51,815,900	51,815,900	41,134,797
STRONACH	55,535,200	55,535,200	43,732,102
CITY	237,556,500	237,556,500	201,806,088
COUNTY TOTAL	1,521,967,386	1,521,967,386	1,185,824,185

**MANISTEE COUNTY  
TAXABLE VALUE HISTORY**

TOWNSHIP	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ARCADIA	63,336,279	64,436,116	65,813,037	64,202,761	66,179,625	67,982,686	68,518,120	76,679,830	74,822,947	77,223,403	76,987,760
BEAR LAKE	75,021,814	73,748,071	74,200,788	75,998,360	74,961,265	74,990,369	75,217,277	76,285,989	78,617,243	81,033,487	84,226,042
BROWN	26,603,630	26,416,135	25,390,216	25,049,804	25,844,103	26,291,237	26,142,832	26,887,021	27,431,899	27,326,283	28,356,436
CLEON	29,217,651	28,482,766	28,828,168	29,255,656	29,389,550	30,230,860	30,125,288	30,717,865	31,515,989	32,475,623	33,431,652
DICKSON	37,054,696	36,210,011	36,984,490	36,978,302	37,490,431	37,449,168	38,558,478	38,972,888	39,857,813	41,016,632	42,068,819
FILER	164,560,315	166,451,409	165,248,187	169,151,440	176,383,099	172,117,019	150,927,174	148,996,130	145,302,920	147,427,894	144,775,939
MANISTEE	123,410,443	122,738,176	121,698,155	120,644,946	119,604,670	123,539,700	130,923,549	131,887,591	134,486,464	137,094,701	140,152,246
MAPLE GROVE	34,376,770	34,118,202	33,406,441	33,917,965	32,424,558	32,723,068	31,790,506	31,699,056	32,897,975	34,785,993	36,411,277
MARILLA	16,397,311	16,809,084	16,617,810	16,045,485	16,771,404	16,664,322	16,303,596	16,622,127	17,194,537	18,039,036	18,385,458
NORMAN	53,147,905	53,437,946	54,118,814	54,386,648	56,709,682	56,820,722	56,362,300	58,135,346	60,724,297	63,382,425	65,117,112
ONEKAMA	139,742,392	139,456,315	142,293,052	143,486,151	146,241,494	149,750,656	153,066,962	156,604,777	162,492,963	168,414,482	174,040,233
PLEASANTON	47,572,415	48,034,367	46,746,335	47,081,940	47,989,679	48,248,925	48,592,537	50,047,651	51,925,114	53,505,180	55,198,224
SPRINGDALE	36,668,213	35,526,283	34,432,775	36,344,875	36,491,674	35,947,850	35,719,874	36,703,953	38,598,551	39,720,678	41,134,797
STRONACH	44,799,629	44,719,155	45,901,956	47,061,598	46,881,370	48,523,879	40,864,344	41,118,217	41,575,526	42,614,449	43,732,102
CITY	208,412,585	204,113,394	198,380,202	194,796,427	192,050,904	193,602,172	186,707,047	187,736,897	190,818,900	195,633,084	201,806,088
TOTAL	1,100,322,048	1,094,697,430	1,090,060,426	1,094,402,358	1,105,413,508	1,114,882,633	1,089,819,884	1,109,095,338	1,128,263,138	1,159,693,350	1,185,824,185

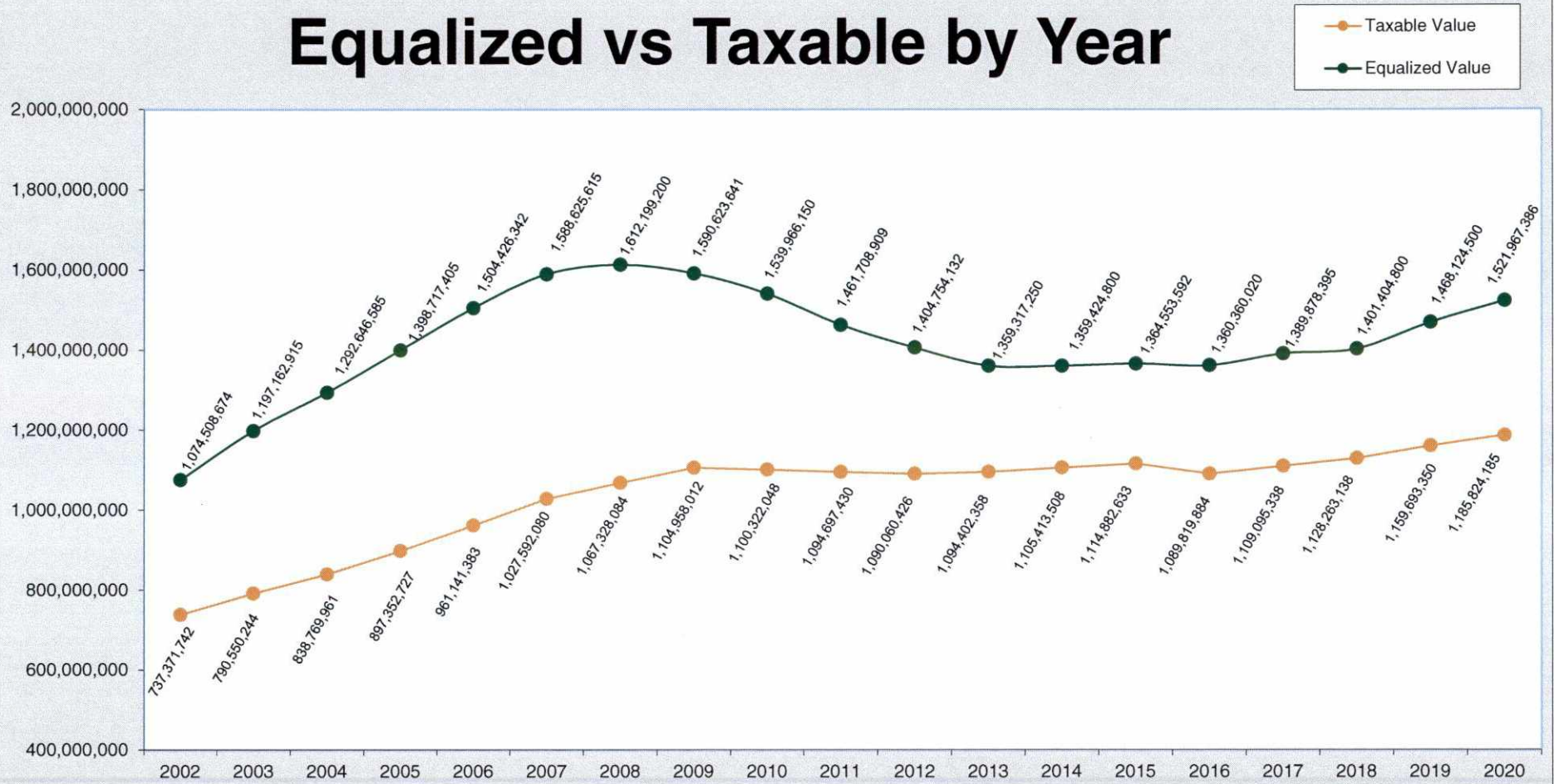


# Equalized vs. Taxable Value for the Year 2020

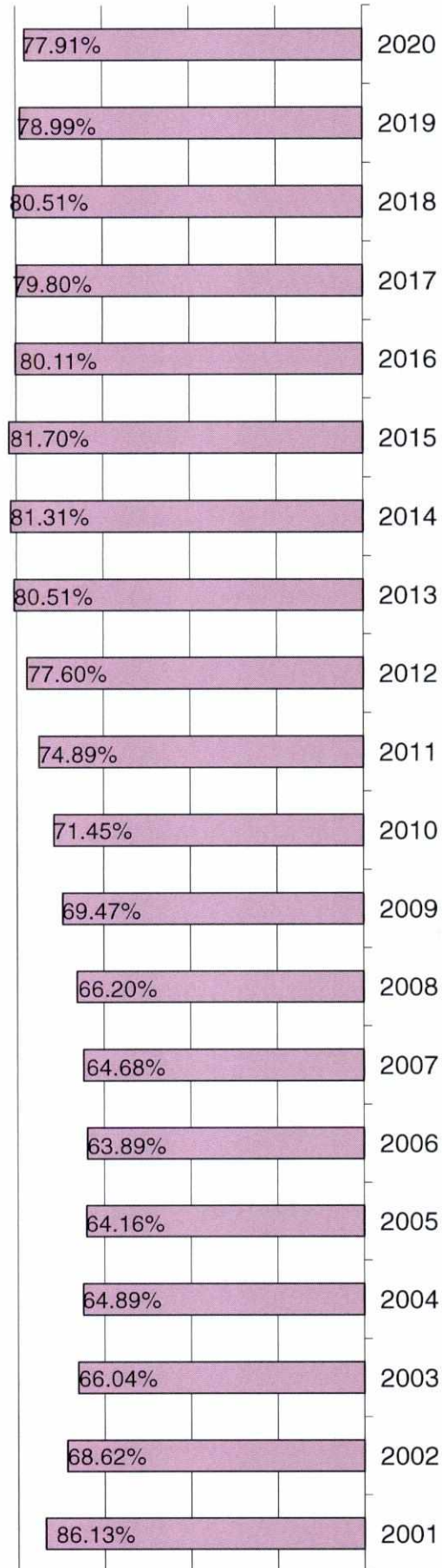


# Equalized vs Taxable by Year

-14-



# County Taxable Value % of Equalized Value Comparison



**MANISTEE COUNTY**  
**2020 Industrial Facilities Tax Roll**  
**(Act 198 of 1974)**

Township	New Facilities Taxable Value				No	Total	SD
		Real		Personal			
Cleon		130,400		54,700	4	185,100	10015
Filer		425,000		196,800	2	621,800	51070
Springdale		243,838		0	1	243,838	10015
Stronach		1,032,180		1,346,200	8	2,378,380	51070
City of Manistee		1,026,300		0	1	1,026,300	51070
<b>Totals</b>		<b>2,857,718</b>		<b>1,597,700</b>	<b>16</b>	<b>4,455,418</b>	

**2020**  
**Renaissance Zone Parcels**  
**(Act 376 of 1996)**

Township	No	Taxable Value	SD
City of Manistee	3	3,981,017	51070
<b>Totals</b>	<b>3</b>	<b>3,981,017</b>	

**2020**  
**DNR PILT PARCELS**  
**(Act 513 of 2004)**

Township	No	Taxable Value	SD
Cleon	8	37,250	10015
Cleon	1	1,990	83070
Vill of Copemish	3	11,387	10015
Dickson	1	124,828	51045
Filer	1	32,655	51070
Manistee	20	1,094,137	51070
Manistee	2	149,963	51060
Vill Eastlake	3	108,578	51070
Maple Grove	8	87,813	51045
Pleasanton	2	57,426	51020
Pleasanton	1	20,141	51045
Springdale	19	793,359	10015
Springdale	6	602,734	51045
Stronach	2	90,892	51070
Stronach	1	5,532	51045
<b>Totals</b>	<b>78</b>	<b>3,218,685</b>	

**MANISTEE COUNTY 2020**  
**Commercial Forest Reserve**

<b>Township</b>	<b>School District</b>	<b>Number of Parcels</b>	<b>Acres</b>
Arcadia	Onkama	1	80
Bear Lake	Bear Lake	6	336.61
Brown	KND	2	100
Cleon	Mesick	2	80
Dickson	KND	1	43.83
Maple Grove	KND	2	78
Marilla	Mesick	6	276
Norman	KND	2	80
Pleasanton	Bear Lake	1	48.59
Stronach	Mason Co Eastern	2	256.90
Stronach	KND	1	40.21
<b>Totals</b>		<b>26</b>	<b>1,420.14</b>

MCL 324.51105 Commercial Forests are not subject to ad valorem general property tax. Owners of Commercial Forests pay a specific tax of \$1.30 per acre as adjusted pursuant to MCL 324.51107.

**MANISTEE COUNTY**  
**2020 PARCEL COUNT**

	REAL PROPERTY						PERSONAL PROPERTY					
TOWNSHIP	100	200	300	400	500	600	250	350	450	550	TOTAL	TE
ARCADIA	48	30	-	998	-	-	31	-	-	1	1,108	54
BEAR LAKE	97	85	17	1,465	-	-	127	4	-	246	2,041	66
BROWN	62	23	18	698	-	-	16	-	-	29	846	42
CLEON	58	35	24	900	-	-	47	1	-	39	1,104	54
DICKSON	28	18	5	1,072	-	-	40	-	-	4	1,167	137
FILER	-	81	57	1,516	-	-	105	5	-	14	1,778	51
MANISTEE	57	134	28	2,189	-	-	127	3	-	90	2,628	166
MAPLE GROVE	27	72	17	1,260	-	-	43	-	-	101	1,520	75
MARILLA	64	-	4	398	-	-	8	-	-	12	486	33
NORMAN	7	65	11	2,283	-	-	77	-	-	4	2,447	172
ONEKAMA	59	77	2	2,318	-	-	83	1	-	26	2,566	175
PLEASANTON	94	22	-	1,032	-	-	38	2	-	34	1,222	37
SPRINGDALE	6	9	-	1,048	-	-	26	-	-	78	1,167	46
STRONACH	-	12	25	871	-	-	29	2	-	11	950	102
CITY	-	345	20	3,225	-	-	312	9	-	7	3,918	232
TOTAL	607	1,008	228	21,273	-	-	1,109	27	-	696	24,948	1,442
VILLAGES												
BEAR LAKE	-	32	-	188	-	-	30	-	-	2	252	32
COPEMISH	-	24	2	149	-	-	24	1	-	1	201	22
EAST LAKE	-	11	2	312	-	-	5	-	-	3	333	28
KALEVA	-	68	7	307	-	-	32	-	-	1	415	43
ONEKAMA	-	55	-	379	-	-	42	-	-	4	480	42
TOTAL	-	190	11	1,335	-	-	133	1	-	11	1,681	167

(Tax Exempt Parcels Are Not Included In The Township Totals)

(Village Parcels Are Included In Township Totals)

Classification	
100	Agricultural
200	Commercial
300	Industrial
400	Residential
500	Timber-Cut Over
700	Exempt

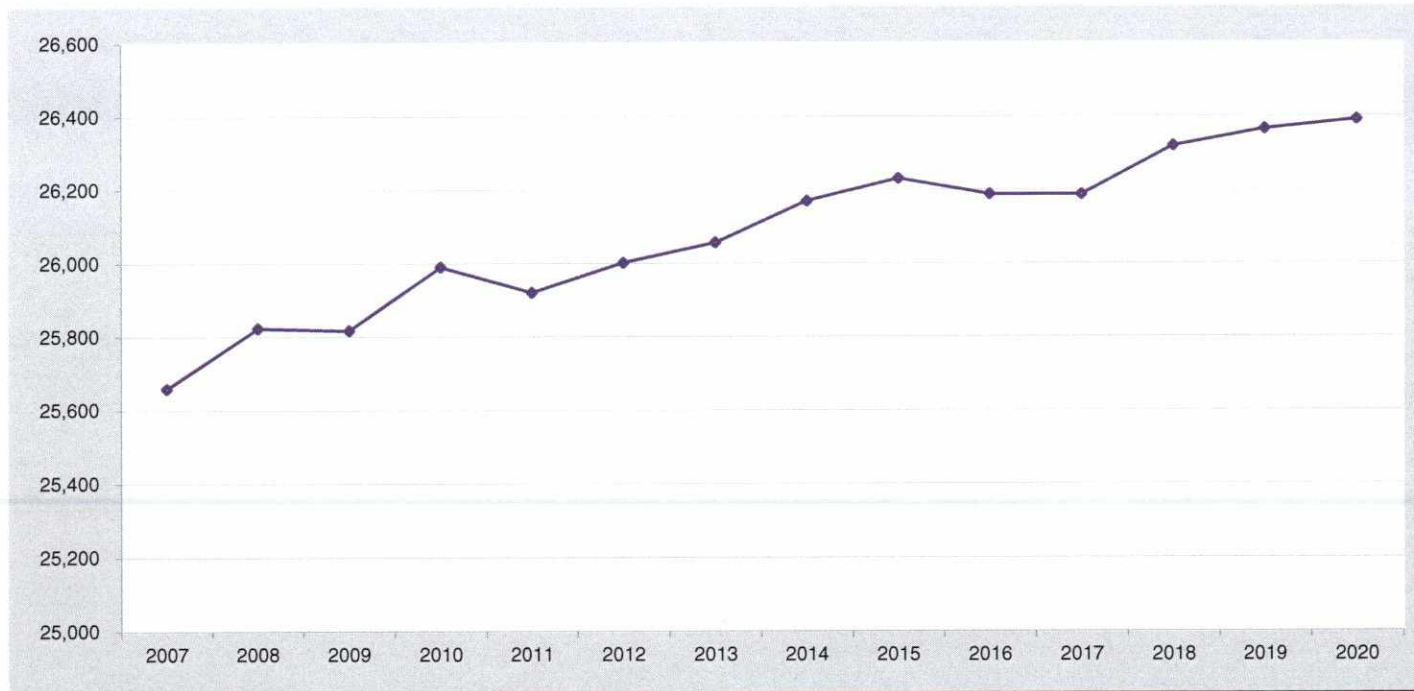
School Districts	
51020	Bear Lake
51045	Kaleva Norman Dickson (KND)
51070	Manistee
51060	Onokama
10015	Benzie Central
53021	Mason Co Eastern
83070	Mesick

SCHOOL DISTRICT PARCEL COUNT 2020 (Includes Tax Exempt Real & Personal Parcels)								
TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				1,162				1,162
BEAR LAKE	1,501	168		438				2,107
BROWN		406		482				888
CLEON					792		366	1,158
DICKSON		1,304						1,304
FILER			1,829					1,829
MANISTEE			2,167	627				2,794
MAPLE GROVE		1,595						1,595
MARILLA		233			6		280	519
NORMAN		2,619						2,619
ONEKAMA				2,741				2,741
PLEASANTON	1,193	21		3	42			1,259
SPRINGDALE		92			1,121			1,213
STRONACH		578	454			20		1,052
CITY			4,150					4,150
<b>TOTAL</b>	<b>2,694</b>	<b>7,016</b>	<b>8,600</b>	<b>5,453</b>	<b>1,961</b>	<b>20</b>	<b>646</b>	<b>26,390</b>

SCHOOL DISTRICT TAX EXEMPT-REAL & PERSONAL PARCELS 2020								
TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				54				54
BEAR LAKE	53	-		13				66
BROWN		34		8				42
CLEON					49		5	54
DICKSON		137						137
FILER			51					51
MANISTEE			158	8				166
MAPLE GROVE		75						75
MARILLA		15			-		18	33
NORMAN		172						172
ONEKAMA				175				175
PLEASANTON	33	1		-	3			37
SPRINGDALE		7			39			46
STRONACH		50	50			2		102
CITY			232					232
<b>TOTAL</b>	<b>86</b>	<b>491</b>	<b>491</b>	<b>258</b>	<b>91</b>	<b>2</b>	<b>23</b>	<b>1,442</b>

### MANISTEE COUNTY PARCEL COUNT HISTORY

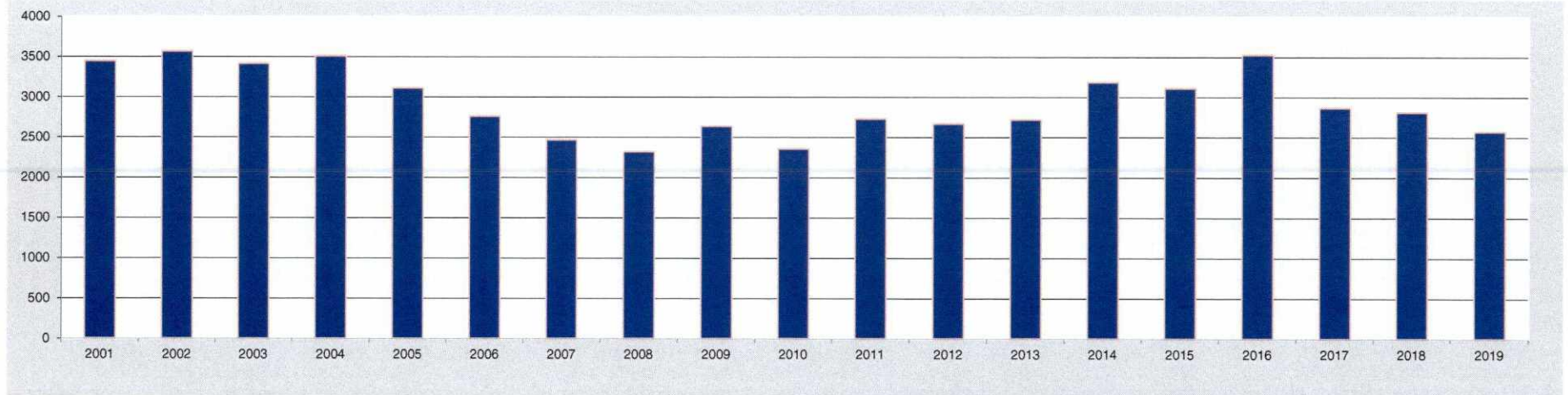
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
ARCADIA	1,139	1,145	1,157	1,160	1,167	1,169	1,175	1,170	1,167	1,161	1,158	1,169	1,173	1162
BEAR LAKE	1,922	1,937	1,917	1,937	1,947	1,979	1,976	2,062	2,075	2,080	2,090	2,102	2,085	2107
BROWN	861	862	867	867	874	874	880	874	889	887	887	891	891	888
CLEON	1,111	1,120	1,118	1,152	1,141	1,152	1,154	1,153	1,147	1,140	1,150	1,155	1,158	1158
DICKSON	1,300	1,299	1,290	1,322	1,290	1,291	1,293	1,305	1,300	1,298	1,298	1,300	1,300	1304
FLER	1,781	1,816	1,813	1,827	1,825	1,801	1,800	1,801	1,813	1,812	1,808	1,812	1,823	1829
MANISTEE	2,728	2,752	2,748	2,721	2,723	2,759	2,791	2,769	2,782	2,777	2,782	2,787	2,784	2794
MAPLE GROVE	1,483	1,491	1,510	1,535	1,517	1,514	1,512	1,507	1,504	1,526	1,530	1,531	1,602	1595
MARILLA	505	503	505	513	505	506	503	509	509	505	508	514	521	519
NORMAN	2,556	2,566	2,559	2,581	2,573	2,574	2,587	2,613	2,608	2,612	2,607	2,613	2,613	2619
ONEKAMA	2,697	2,699	2,703	2,707	2,694	2,711	2,716	2,730	2,741	2,750	2,752	2,752	2,748	2741
PLEASANTON	1,198	1,194	1,195	1,222	1,227	1,220	1,221	1,224	1,229	1,234	1,241	1,245	1,251	1259
SPRINGDALE	1,137	1,160	1,164	1,190	1,189	1,223	1,235	1,239	1,246	1,246	1,224	1,233	1,216	1213
STRONACH	1,048	1,054	1,048	1,059	1,060	1,051	1,046	1,051	1,049	1,050	1,051	1,044	1,052	1052
CITY OF MANIST	4,193	4,226	4,224	4,197	4,189	4,178	4,168	4,163	4,172	4,110	4,101	4,171	4,148	4150
<b>TOTAL</b>	<b>25,659</b>	<b>25,824</b>	<b>25,818</b>	<b>25,990</b>	<b>25,921</b>	<b>26,002</b>	<b>26,057</b>	<b>26,170</b>	<b>26,231</b>	<b>26,188</b>	<b>26,187</b>	<b>26,319</b>	<b>26,365</b>	<b>26,390</b>



**MANISTEE COUNTY  
NUMBER OF DEEDS PROCESSED**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ARCADIA	130	197	176	158	100	117	96	102	98	89	100	80	109	136	119	150	142	142	140
BEAR LAKE	238	240	248	276	238	229	174	176	194	199	211	209	217	215	242	285	247	250	173
BROWN	87	93	124	130	63	87	87	66	65	76	65	46	63	110	88	129	76	108	98
CLEON	158	207	158	221	134	160	152	161	176	117	133	143	140	109	96	174	154	118	97
DICKSON	164	197	136	151	156	131	107	111	118	140	148	126	114	138	162	135	128	128	116
FILER	174	216	192	204	194	156	167	152	160	157	153	188	173	189	219	249	171	170	176
MANISTEE	361	329	308	301	310	280	291	195	193	191	237	309	213	339	287	306	292	247	236
MAPLE GROVE	225	190	221	215	195	189	170	148	155	144	183	183	149	224	270	217	185	144	127
MARILLA	75	64	112	59	63	60	29	66	39	56	53	53	63	74	81	70	67	56	51
NORMAN	323	354	307	367	338	247	219	223	216	224	257	264	260	344	364	308	285	269	232
ONEKAMA	402	475	476	408	333	280	232	232	362	221	265	262	339	361	330	444	279	313	314
PLEASANTON	146	151	176	146	109	129	124	136	81	86	140	121	144	176	126	257	104	107	141
SPRINGDALE	172	166	182	129	126	192	144	108	125	188	113	131	140	168	171	135	172	141	101
STRONACH	121	154	107	119	80	94	64	84	75	69	95	82	119	107	112	134	84	114	75
<b>CITY OF MANISTEE</b>																			
1ST DISTRICT	82	68	55	50	80	57	78	28	130	18	47	47	78	53	62	52	45	47	64
2ND DISTRICT	247	121	129	137	175	116	63	72	151	98	199	107	141	113	93	128	139	114	117
3RD DISTRICT	95	122	113	148	167	85	97	72	88	84	133	102	84	103	82	96	102	95	107
4TH DISTRICT	49	37	37	38	30	18	22	19	47	31	24	26	27	24	17	25	31	39	21
5TH DISTRICT	42	63	44	83	62	34	48	48	41	50	38	43	45	56	42	79	38	51	48
6TH DISTRICT	97	89	63	111	83	64	53	70	81	81	71	83	75	94	74	101	67	108	92
7TH DISTRICT	66	41	58	65	80	40	52	57	50	43	69	68	32	59	79	59	63	57	50
CITY TOTALS	678	541	499	632	677	414	413	366	588	405	581	476	482	502	449	540	485	511	499
<b>COUNTY TOTALS</b>	<b>3,454</b>	<b>3,574</b>	<b>3,422</b>	<b>3,516</b>	<b>3,116</b>	<b>2,765</b>	<b>2,469</b>	<b>2,326</b>	<b>2,645</b>	<b>2,362</b>	<b>2,734</b>	<b>2,673</b>	<b>2,725</b>	<b>3,192</b>	<b>3,116</b>	<b>3,533</b>	<b>2,871</b>	<b>2,818</b>	<b>2,576</b>

\*THESE TOTALS DO NOT INCLUDE ALL OTHER CHANGES SUCH AS ADDRESS &  
NAME, DESCRIPTION, OR ACREAGE CORRECTIONS



# **MANISTEE COUNTY VALUE (2001-2020)**

<b>Inflation Rate</b>	<b>Year</b>	<b>SEV</b>	<b>SEV % Change</b>	<b>Taxable Value</b>	<b>Taxable Value % Change</b>
3.20%	2001	\$929,873,350	14.63%	\$685,000,210	8.46%
3.20%	2002	\$1,074,508,674	15.15%	\$737,371,742	7.65%
1.50%	2003	\$1,197,162,915	11.41%	\$790,550,244	7.21%
2.30%	2004	\$1,292,646,585	7.98%	\$838,769,961	6.10%
2.30%	2005	\$1,398,717,405	8.21%	\$897,352,727	6.98%
3.30%	2006	\$1,504,426,342	7.56%	\$961,141,383	7.11%
3.70%	2007	\$1,588,625,615	5.60%	\$1,027,592,080	6.91%
2.30%	2008	\$1,612,199,200	1.48%	\$1,067,328,084	3.87%
4.40%	2009	\$1,590,623,641	-1.34%	\$1,104,958,012	3.53%
-.30%	2010	\$1,539,966,150	-3.18%	\$1,100,322,048	-0.41%
1.70%	2011	\$1,461,708,909	-5.08%	\$1,094,697,430	-0.51%
2.70%	2012	\$1,404,754,132	-3.90%	\$1,090,060,426	-0.42%
2.40%	2013	\$1,359,317,250	-3.23%	\$1,094,402,358	0.40%
1.60%	2014	\$1,359,424,800	0.01%	\$1,105,413,508	1.01%
1.60%	2015	\$1,364,553,592	0.38%	\$1,114,882,633	0.86%
0.30%	2016	\$1,360,360,020	-0.31%	\$1,089,819,884	-2.25%
0.90%	2017	\$1,389,878,395	2.17%	\$1,109,095,338	1.77%
2.10%	2018	\$1,401,404,800	0.83%	\$1,128,263,138	1.73%
2.40%	2019	\$1,468,124,500	4.76%	\$1,159,693,350	2.79%
1.90%	2020	\$1,521,967,386	3.67%	\$1,185,824,185	2.25%

Taxable Value is due to three factors:

- 1) Rate of Inflation
- 2) New construction
- 3) Uncapping of Taxable Value for Transfers

Taxable Value = Lessor of Capped Value or SEV

2020 Capped Value = (2019 Taxable Value-Losses) x 1.019 + Additions



**EQUALIZATION DEPARTMENT**

Manistee County Courthouse

415 Third Street • Manistee, Michigan 49660-1606 • 231-723-5957

**2020 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE**

	<b>NAME</b>	<b>TAXABLE VALUE</b>
1.	CONSUMERS	37,377,094
2.	T.E.S. FILER CITY	22,701,249
3.	METC LLC	8,829,300
4.	PACKAGING CORPORATION OF AMERICA	8,353,555
5.	MARTIN MARIETTA	6,777,312
6.	MEIJER / MEIJER REALTY COMPANY	6,014,219
7.	DTE GAS COMPANY	5,805,700
8.	ARCADIA BLUFFS	5,665,665
9.	SALISBURY INVESTMENTS	4,794,695
10.	CHERRYLAND REA / CHERRYLAND ELECTRIC	4,484,000